

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held November 5, 2009, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

In Attendance:	Chad Anderson	Chris Anderson	Torry Brean
	Matt Deskovick	Katherine L. Finley	Kathy S. Finley
	Bob Hailey	Eb Hogervorst	Kristi Mansolf
	Jim Piva (Arr. 8:10)	Paul Stykel	Angus Tobiason
	Richard Tomlinson		

Excused Absence: Dennis Grimes, Dennis Sprong

Chris Anderson, RCPG Chair, acted as the Chair of the meeting. Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:12 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: The Secretary Determined a Quorum was Present

ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes – Dennis Grimes and Dennis Sprong had excused absences.

ITEM 5: Approval of Order of the Agenda (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Bob Hailey and seconded by Matt Deskovick, the Motion **passed 13-0-0-0-3**, with Dennis Grimes, Jim Piva and Dennis Sprong absent.

ITEM 6: ANNOUNCEMENTS & Correspondence Received (Chair)

The Chair announced there will be a public workshop on the Ramona Grasslands on November 18, 2009, at 6 p.m. at the Community Center, hosted by County Parks. Also announced, the Cummings Ranch project map was received with 2 changes: the SA 330 that went through a portion of the project has been removed, and the secondary access road to Voorhes Ln. has been removed.

Ms. Mansolf announced that the Resolution Amendment for waiving the undergrounding of utilities for the Teyssier project (Horizon View) came to the RCPG. The RCPG approved the waiver about a year ago. The Resolution Amendment will formalize the waiver for the undergrounding of utilities.

ITEM 7: APPROVAL OF MINUTES 9-17-09 and 10-1-09 (Action)

Ms. Mansolf said the motion to approve the September 17 minutes failed at the October 1 meeting due to the absences and abstentions of members.

MOTION: TO APPROVE THE MINUTES OF SEPTEMBER 17, 2009.

Upon motion made by Bob Hailey and seconded by Katherine L. Finley, the Motion **passed 12-0-0-0-3**, with Dennis Grimes, Jim Piva and Dennis Sprong absent.

MOTION: TO APPROVE THE MINUTES OF OCTOBER 1, 2009.

Upon motion made by Matt Deskovick and seconded by Bob Hailey, the Motion **passed 9-0-2-1-3**, with Chris Anderson and Torry Brean abstaining, Angus Tobiason stepping down, and Dennis Grimes, Jim Piva and Dennis Sprong absent.

**ITEM 8: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda
(No Presentations on Ongoing Projects – These Must be Agendized)**

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini is opposed to the Main Street Bypass (South Bypass). The Bypass will take all the traffic on Main Street and route it through quiet residential neighborhoods. Points made: 1) Main is only congested during peak traffic hours. 2) Almost every merchant and property owner on Main Street is against the Bypass. 3) Most homeowners along the Bypass are against it. It will bring more noise and exhaust fumes to their areas. 4) Another stoplight will probably need to be added to Hwy 67. 5) There is no guarantee all segments will be built. Recommendations: 1) Widen 14th Street and Montecito Road at the intersection of Main to 2 left turn lanes, 1 through lane and one right hand turn lane on both sides of Main. He had heard at the County that the improvement of 14th Street was being considered and a previous planning group turned this down. 2) Widen Dye Road and Highland Valley at the intersection of Hwy 67 to 2 left turn lanes, 1 through lane and 1 right turn lane. 3) Widen Hwy 67 northerly and southerly from Dye/Highland Valley for one mile to a 4 lane highway instead of a 2 lane road. Mr. Minervini would like to see the money to be spent on a Bypass spent instead on more trails, more parks, and more street improvements. He said it doesn't make sense to put in the Bypass and route traffic away from the businesses in Town.

**ITEM 9: Waiver Request for "S" Scenic Designator 24219 Hwy 78, Davis, Owner;
Worland, Representative (Action Item)**

Ms. Mansolf had been in contact with the owners' nephew, who is helping them get through the process. The Davis' are rebuilding structures that were lost in the fire in 2007. The structures will be well away from the highway, but still within the scenic corridor.

Mr. and Mrs. Davis presented a complete set of plans for the RCPG to review.

There were no concerns with the project. The structures appear to be sufficiently far enough away from the road to not impair the scenic corridor.

MOTION: TO APPROVE.

Upon motion made by Kristi Mansolf and seconded by Bob Hailey, the Motion **passed 12-0-0-0-3**, with Dennis Grimes, Jim Piva and Dennis Sprong absent.

MOTION: TO MOVE ITEM J UP.

Upon motion made by Kristi Mansolf and seconded by Bob Hailey, the Motion **passed 12-0-0-0-3**, with Dennis Grimes, Jim Piva and Dennis Sprong absent.

ITEM 10-J: RAMONA VILLAGE DESIGN (Brean, Stykel) Update on Ramona Village Design Committee Meetings (*Taken Out of Order*)

Mr. Lewellen of Ramona Village Design and the Ramona Design Review Board made a presentation updating the RCPG on the designated committee's efforts to consider where to put a big box store in Ramona's Commercial district. The committee formed following the Target proposal to put a commercial development at the West End of Town, outside of the Commercial district.

The goal was to identify a place in the Commercial district that would work for a big box store when this type of business wants to be in Ramona. There are 14 acres between Ramona Street and 16th Street that could work. DPLU has a deadline of November 19 to make changes like this in the community in the GP Update. Mr. Lewellen asked for a conceptual vote of the RCPG if they liked this spot for a future big box development. If so, we can also determine a maximum square footage. When Ms. Radzik went to the Steering Committee meetings, there was a recommendation for big box stores to be 60,000 sq. ft. maximum. The K-Mart store is 98,000-100,000 sq. ft. Mr. Woods recommended between 60,000 sq. ft. and 90,000 sq. ft. If the RCPG settles on 60,000, this may not be enough for a Target store. The back part of this parcel is residential on the Land Use Map. If we like the site for future big box retail, the RCPG will need to vote to change the Land Use Element for this portion of the site from residential to commercial.

The Chair said that when Target was considering a store in Ramona, and the public came to the meeting with signs saying they wanted a Target store – the committee was formed publicly from the RCPG, the Design Review Board, Ramona Village Design and the Chamber to locate a more suitable spot in the Commercial district, and this is the spot they located.

Mr. Tobiason said the vernal pools on the property appeared there after dirt was removed from the parcel for the old Ramona Library site, years ago.

Mr. Lewellen said the vernal pools could be mitigated for (per the County).

Mr. Brean thought the spot was good. A big box store at the proposed location will create a synergy with K-Mart. He thought the vernal pools may make it hard to develop.

Mr. Lewellen said there is fear that we may not have control when a proposal is made in the future for a big box store. If we don't have an alternative place for it to go and they push hard enough, they may get to put it where they want. Mr. Lewellen said other rural communities in the County want a 60,000 sq. ft. size limit for big box stores.

Mr. Hailey said big box retail here will revitalize the commercial area.

Mr. Tobiason said the Ramona Street pipeline runs under that area.

Carole Fowler said the pipeline will limit the size.

Katherine L. Finley said there are 6 acres of residential to be replaced by commercial.

The Chair said it is high density residential. Because we took on so much high density in the past, we won't get higher than 7.4 dwelling units per acre. Supervisor Jacob is giving us a break because we have 1154 units and have taken our fair share. The Land Use Designation will need to be modified.

Ms. Fowler said Mr. Blackson thinks the site is a good place for big box retail. It would be nice to redesign what is there, too.

Mr. Deskovick said that if we like the location and a big box store works out with the owners, he has concerns over the back street becoming commercial. If 14 acres is what we want, why change the zoning? Someone may put in something smaller so the rest can't be developed as a big box. He wants the developer to be able to do the whole thing.

Mr. Lewellen said if we don't change the 7 acres to commercial, they won't be able to develop it as a big box store. Once the back land becomes available, then we can apply the Blackson/Paseo concept to the area.

Ms. Fowler said people are working with the County and High School to get the 13 acres of vernal pools behind the High School for mitigation land. Someone with deep pockets will have to deal with the vernal pools.

Mr. Deskovick wanted to see a clause to protect the block area from being partially developed. He is concerned a small commercial development will go in so a big box won't be able to. If we change the 7 acres in the back, we won't have 14 acres anymore.

Mr. Hailey asked for an overlay at the September 17 meeting for the road right of ways in Town that don't exist. Transportation and Trails should look at this.

Mr. Stykel thought there should be a minimum size if a maximum size is set.

Mr. Hailey said this will be a major commercial area in the future. He would hesitate to put down a minimum size.

MOTION: WE SUPPORT THE CONCEPT OF CHANGING RESIDENTIAL ZONING TO COMMERCIAL ON THE 14 ACRE LOCATION BETWEEN RAMONA STREET AND 16TH STREET.

Upon motion made by Bob Hailey and seconded by Torry Brean, the Motion **passed 11-1-1-0-2**, with Matt Deskovick voting no, Jim Piva abstaining, and Dennis Grimes and Dennis Sprong absent.

MOTION: TO RECOMMEND THESE PARCELS BE MODIFIED IN THE GP UPDATE FROM RESIDENTIAL TO COMMERCIAL.

Upon motion made by Paul Stykel and seconded by Bob Hailey, the Motion **passed 11-1-1-0-2**, with Matt Deskovick voting no, Jim Piva abstaining, and Dennis Grimes and Dennis Sprong absent.

MOTION: TO LIMIT THE SIZE OF ANY STORE GOING IN TO A MAXIMUM OF 100,000 SQUARE FEET.

Upon motion made by Bob Hailey and seconded by Torry Brean, the Motion **passed 12-1-0-0-2**, with Richard Tomlinson voting no, and Dennis Grimes and Dennis Sprong absent.

MOTION: TO MOVE THE GP UPDATE ITEM TO BEFORE ITEM I.

Upon motion made by Matt Deskovick and seconded by Kathy S. Finley, the Motion **passed 13-0-0-0-2**, with Dennis Grimes and Dennis Sprong absent.

ITEM 10: SUBCOMMITTEE REPORTS

10-A: SOUTH (Hailey) (No Business)

10-B: WEST (Mansolf) (No Business)

10-C: EAST (Kathy S. Finley)(No Business)

10-D: PARKS (Tomlinson) (No Business)

10-E: AHOPE (Grimes) (No Business)

10-F: GP Update Plan (Anderson) (Action Item)

10-F-1: Discussion and Review of New GP Update Map Created by the County – to be Reviewed by Planning Commission 11-6-09 – *(Taken Out of Order to Before Item I)*

10-G: CUDA (Brean)(Action Items) – CUDA meeting was canceled. Items Heard Under Transportation/Trails.

10-G-1:S09-015 Ramona Branch Library Project, Site Plan Replacement Map. To be Located between 12th and 13th St. along Main St. Nolte Associates, Engr. to include Consideration of a Parking Prohibition along 13th St. (w/T&T)

10-G-2:STP 09-005, Palomar Pomerado Health, Ramona Satellite Clinic, Main St., Contact is Richard Miller, MetroPlan. 2.6 acres. D5 Special Area Regulation Applies, 2 Story Clinic, 37,500 sq. ft. Access to be from Main St. and from 13th and 14th St. (w/T&T)

10-H: Transportation/Trails (Piva)(Action Items)

10-H-1:S09-015 Ramona Branch Library Project, Site Plan Replacement Map. To be Located between 12th and 13th St. along Main St. Nolte Associates, Engr.. to include consideration of a Parking Prohibition along 13th St. (w/CUDA)

Mr. Piva said the access by “B” Street was dropped from the site plan. There are now 2 access points rather than 3. The “B” Street alignment can be added in the future, if necessary. 13th Street is 72 feet, rather than 60 feet on the replacement site plan. They want no parking the first 100 feet of 13th Street and are asking for a parking prohibition.

Ms. Mansolf reported on the meeting at CalTrans with representatives from the Design Review Board, the RCPG and subcommittees, the Ramona Tree Trust and other interested parties, to discuss the eucalyptus trees along Main Street. Everyone was in agreement that no trees should need to be removed, except the one that is growing into the canopy of another tree, as was discussed and agreed to previously. Only CalTrans landscape staff was at the meeting. No one was there representing the road aspect. The Encroachment Permit has been filed with CalTrans and there is no word yet on the status of this.

Dahvia Lynch said she is anticipating feedback from CalTrans in a week.

Ms. Lynch invited everyone to the groundbreaking for the Ramona Branch Library, scheduled for November 16 at 10 a.m.

MOTION: TO SUPPORT THE PARKING PROHIBITION ON 13TH STREET AS RECOMMENDED BY THE DEPARTMENT OF GENERAL SERVICES.

Upon motion made by Kristi Mansolf and seconded by Jim Piva, the Motion **passed 13-0-0-0-2**, with Dennis Grimes and Dennis Sprong absent.

MOTION: TO ACCEPT THE REDUCTION OF DRIVEWAYS FROM 3 TO 2. WE ACKNOWLEDGE THAT THE DRIVEWAYS ARE NOT ALIGNED WITH FUTURE “B” STREET, BUT WILL NOT PRECLUDE FUTURE ALIGNMENT. WE AGREE WITH THE 72 FOOT WIDTH OF 13TH STREET.

Upon motion made by Kristi Mansolf and seconded by Jim Piva, the Motion **passed 13-0-0-0-2**, with Dennis Grimes and Dennis Sprong absent.

MOTION: TO SUPPORT THE SITE PLAN AS SUBMITTED SUBJECT TO CALTRANS APPROVAL OF THE ENCROACHMENT PERMIT.

Upon motion made by Kristi Mansolf and seconded by Bob Hailey, the Motion **passed 13-0-0-0-2**, with Dennis Grimes and Dennis Sprong absent.

10-H-2:Montecito Ranch, SP 01-001, GPA 04-013, TM 5250RPL.

935 Acres, 417 Homes. Access off Ash St.. Chris Brown, Proponent – follow up from September T&T meeting (Discussion Only)

Mr. Piva said there was a follow up meeting with Chris Brown and a traffic engineer of the Montecito Ranch group to discuss traffic issues brought up in September. Mr. Hickman gave his report as an interested member of the community and subcommittee, and asked for clarification on road improvements for the community. There will be another follow up meeting in 2 weeks on November 17.

Chris Brown said Mr. Hickman did a thorough analysis of the project. Mr. Brown will bring drawings of the intersection to the next meeting. The County has given their okay on the project traffic report to go into the EIR.

Mr. Tobiason said in the last fire, with an east wind, the fire swept through the property in 15 minutes. He believes the RMWD and the Fire Department do not feel there is adequate fire protection. If there is an accident on Hwy 78 and there is a fire, will a fire truck be able to get in?

Mr. Brown said he has a signed letter from the RMWD accepting the Fire Protection Plan for the project. He will bring the letter to the next Transportation/Trails meeting.

10-H-3:Report from C. Hickman on Montecito Ranch Traffic Modeling – Included Above

10-H-4:STP 09-005, Palomar Pomerado Health, Ramona Satellite Clinic, Main St.,

Contact is Richard Miller, MetroPlan. 2.6 acres. D5 Special Area Regulation Applies, 2 Story Clinic, 37,500 sq. ft. Access to be from Main St. and from 13th and 14th St. (w/CUDA)

Ms. Mansolf said the project proponent told her PPH did not want to come until the Mitigated Negative Declaration came out for public review. This could be as early as December. Ms. Mansolf encouraged him to attend subcommittee meetings as well as the RCPG meeting November 5. Although the RCPG approved the project in concept in the Spring, we had requested it come back after traffic issues were reviewed by CalTrans.

The Chair said she also contacted the project proponent and encouraged him to attend the meetings, as did the project planner. She went to a meeting with PPH and CalTrans. The project proponent said he thought the project was approved. She told him it was conditioned to come back for review of traffic issues. PPH didn't want to leave a space for "B" Street. The Chair let him know this could be an issue. We should see the project before the Negative Declaration is out. The project planner encouraged him to attend at each map revision if we wanted to see the changes.

Mr. Hailey recommended tabling the item since there was no one to answer our questions.

MOTION: TO TABLE.

Upon motion made by Bob Hailey and seconded by Katherine L. Finley, the Motion **passed 8-4-1-0-2**, with Chris Anderson, Torry Breaun, Matt Deskovick and Kristi Mansolf voting no, Angus Tobiason abstaining, and Dennis Grimes and Dennis Sprong absent.

10-H-5: Report of County Draft Public Road Standards Committee Meeting 9-25-09, Frank Coakley

Mr. Piva said there will be a report on this issue at the next meeting.

10-F: GP Update Plan (Anderson) (Action Item)

10-F-1: Discussion and Review of New GP Update Map Created by the County – to be Reviewed by Planning Commission 11-6-09 – *Taken Out of Order*

The Chair said the Community has worked on the GP Update for 10 years. There was some new information posted on the website last Friday with new staff recommendations. Usually when there is new information, the County will meet with the Steering Committee and the Interest Group. The new recommendations are going to the Planning Commission on November 6 without input from any groups. There are recommendations that sound like there is a new map – but there is no map, so it is harder to grasp the changes. The Chair can't go to the Planning Commission meeting November 6 as she has a prior commitment.

Mr. Stykel said he would go and present a letter from the Chair. Mr. Piva volunteered to go with him.

The Chair read a letter she drafted for the Planning Commission meeting.

MOTION: TO SEND THE GP UPDATE LETTER. THE CHAIR AUTHORIZES PAUL STYKEL AND/OR JIM PIVA TO REPRESENT THE RCPG CHAIR AT THE PLANNING

COMMISSION MEETING NOVEMBER 6, 2009, TO PRESENT THE MOTIONED LETTER.

Upon motion made by Kristi Mansolf and seconded by Torry Brean, the Motion **passed 12-0-0-0-3**, with Dennis Grimes, Dennis Sprong and Angus Tobiason absent.

10-I: DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board

10-J: RAMONA VILLAGE DESIGN (Brean, Stykel) Update on Ramona Village Design Committee Meetings – *(Taken Out of Order Under Item 9)*

ITEM 11: OTHER BUSINESS (Chair)

A. Report on Consent Agenda Findings

Ms. Mansolf reported that County DPLU said that as long as we form the Consent Agenda as part of our meeting, with the public in attendance, the RCPG can use a Consent Agenda. The Standing Rules will not have to be amended. We can start using a Consent Agenda at the December meeting, as this was the start date set in the motion at the meeting October 1, 2009.

B. Service First Initiative Update, Report from Meeting 10-10-09 at DPLU – TABLED BY THE CHAIR

C. Report on Revitalization Meeting 10-23-09

Mr. Tomlinson attended the Revitalization Meeting. Supervisor Jacob was not in attendance and her Chief of Staff ran the meeting. It was reported there is a lot of public opposition to the Ramona Street Extension project.

ITEM 12: ADMINISTRATIVE MATTERS (Chair)

A. Names Submitted for New Subcommittee Members (Action) – None

B. Agenda Requests – None

C. Concerns of Members – None

D. RCPG Member Meeting Attendance – Concerns Over Members on the Group that do not Fulfill their Duty to Ramona to Attend the Meetings (whole or in part) and the Consequences of their Actions, Report on Meeting Attendance – To be presented at the December 3, 2009, meeting.

ITEM 13: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf